RESIDENTIAL INFILL OVERLAY

EXAMPLES FROM THE GUIDELINES
N. Traver Avenue Scenario

Existing Information

Zoning: CN
Site Area: 18,005 sf
Max. Units per Base Zoning: 4
Residential Infill Overlay Type Shown: 4-Unit Rate (D)

Total Units per Residential Infill Overlay: 4
Impervious Coverage: 46%
Parking Required: 6 sp
Parking Provided: 6 sp

Notes:
- May need to reduce side setback for 5-9 units to provide flexibility for this type
- Tried to keep parking out of flood plain, but 5-6 units might be possible depending on building size
- May need to address frontage setback when applicable lot fronts another street

Precedent Plan

Plan Name: Prairie Queen Fourplex
Designer: Opticos Design
Market Street Scenario

Existing Information

Zoning: CS
Site Area: 10,895 sf
Max. Units per Base Zoning: Area limited to 4,308 sf
Residential Infill Overlay Shown:

4-Unit Flat (1)

Total Units per Residential Infill Overlay: 2
Impervious Coverage: 49%
Parking Required: 6 sp
Parking Provided: 6 sp

Notes:
- May need to eliminate CS as part of R.I.O. because it allows too much
- May need to reduce lot width for townhouses to 20' for more flexibility using this type

Plan Name: La Maisonette (4-Plax)
Designer: Thompson Placemaking
Wilson Avenue Scenario

Existing Information
Zoning: R2
Site Area: 10,185 sf
Max Units per Base Zoning: 2
Residential Infill Overlay Shown:

Duplex (1)

Total Units per Residential Infill Overlay: 2
Impervious Coverage: 55%
Parking Required: 3 sp
Parking Provided: 4 sp

Notes:
- May need to address contextual setback on corner lot better
- May need to drop 3-4 Unit flat min. lot width to 70' for more flexibility using this type

Precedent Plan
Plan Name: Duplex
Designer: Brown Design Studio
Immanuel Baptist Church Parking Lot Scenario

Existing Information

Zoning: RD9
Area: 22,545 sf
Max Units per Base Zoning: 6
Residential Infill Overlay: Shown

Cottage Court (6)

Total Units per Residential Infill Overlay: 6
Impervious Coverage: 52% (over)
Parking Required: 9 sp
Parking Provided: 9 sp

Notes:
- May need to increase impervious surface coverage for cottage court type
- May need to address contextual setbacks when variation is so great

Plan Name: PC-02A
Designer: Moser Design Group
Harding Drive Scenario
Existing Information
Zoning: RM6
Site Area: 50,235 sf
Max Units per Base Zoning: 18
Residential Infill Overlay Shown:
- 6-Unit Flat (2)
- Cottage Court (6)
Total Units per Residential Infill Overlay: 18
Impervious Coverage: 56%
Parking Required: 21 sp
Parking Provided: 28 sp

Notes:
- May need a provision to mix types - determining which standards apply
- May need to reduce parking requirements
- May need to increase impervious surface coverage for cottage court types

Precedent Plan
Plan Name: La Grande Maison II (6-Plex)
Designer: Thompson Placemaking

Plan Name: PC-02A
Designer: Moser Design Group